

AVA Register for Government Project Project Description

Return From (ArchSD)

Return For 3rd Quarter of 2021

<p>1. Project Name (in English & Chinese)</p>	<p>Construction of Departmental Quarters for Customs & Excise Department at Tseung Kwan O Area 123 將軍澳第 123 區寶琳路香港海關職員宿舍建造工程</p>
<p>2. Project Reference</p>	<p>AVR/G/149</p>
<p>3. Outline of Project Details</p> <p><i>Please include key development parameters e.g. site area, total GFA, building height, lot frontage for waterfront sites etc. relevant to the project and the relevant criteria for AVA set out in para. 4.</i></p>	<p>The Site occupies an area of about 3,287m² and is located between Po Lam Road North and Po Lam Road South in Tseung Kwan Area 123, as shown in attached location plan. It is bounded by a residential development (Mau Wu Tsai Village) to the south; and Tseung Kwan O West Low Level Service Reservoir, King Ling College, and a bus terminus to the north.</p> <p>The development comprising 2 no. residential tower blocks, comprising 25 and 26 residential floors with 6 no. 50m² flats (H-grade units) per floor, a transfer zone and half-sunken M&E provision. 19,475.387 sq.m. in total GFA. The indicative maximum plot ratio is 6.0 with a site coverage of 24% and the building height restriction as advised by ArchSD is 26 storeys (about 185mPD), although no such restriction is stated on the OZP.</p>

4. **Select the following category(ries) which would be applicable to the major government project :**

(Please tick ALL relevant categories)

- Planning studies for new development areas.
- Comprehensive land use restructuring schemes, including schemes that involve agglomeration of sites together with closure and building over of existing streets.
- Area-wide plot ratio and height control reviews.
- Developments on sites over 2 hectares and with an overall plot ratio of 5 or above.
- Development proposals with total Gross Floor Area exceeding 100,000 square metres.
- Developments with podium coverage extending over one hectare.
- Developments above public transport terminus.
- Buildings with height exceeding 15 metres within a public open space or breezeway designated on layout plans / outline development plans / outline zoning plans or proposed by planning studies.
- Developments on waterfront sites with lot frontage exceeding 100 metres in length.
- Extensive elevated structures of at least 3.5 metres wide, which abut or partially cover a pedestrian corridor along the entire length of a street block that has / allows development at plot ratio 5 or above on both sides; or which covers 30% of a public open space.
- Others, please specify

5. Relevant factors which have been taken into account in assessing the need for AVA			
<i>Factors</i>	<i>Y</i>	<i>N</i>	<i>Brief remarks</i>
Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AVA report Clause 3.1.3: Given the fact that nearby residential developments are low to mid-rise, and the Site is located on the side of a hill, the surrounding topography and urban morphology is unlikely cause significant air ventilation problems for the Site.
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is the project already in advanced stage to incorporate AVA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required?			
AVA is required for the project	<i>Go to Section 7</i>		
AVA should be conducted later	<i>Go to Section 8</i>		
AVA to be waived	<i>Go to Section 9</i>		
7. AVA is required for the project <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, will be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	SMEC Asia Limited		
(b) Time (start / finish)	January – November 2016		
(c) Assessment tool used (CFD or/and wind tunnel)	Nil		
(d) Any design changes made to the project resulting from the AVA?	Nil		
(e) Any major problems encountered in the AVA process?	Nil		
(f) Any suggested improvement to the AVA process?	Nil		

8. AVA should be conducted later		<i>not applicable</i>
(a) What is the current stage of the project?		
(b) When should AVA be conducted?		
(c) Which Policy Bureau agrees to conduct AVA later?	DB THB Others _____	
9. AVA to be waived		<i>not applicable</i>
(a) Give justifications for waiving the requirement		
(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?		
(c) Which Policy Bureau agrees to waive AVA?	DB THB Others _____	
10. Contact		
(a) Name		
(b) Designation		
(c) Tel.		
(d) E-mail		